

CB South P.O.A. Board Meeting Minutes Wednesday, December 8, 2021

In person and virtually by Dial Pad Conference Call

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

Staff in Attendance: Dom Eymere, Tee Pleak

Call to Order – Andrew called the meeting to order at 6:32 pm

Public Comment:

A member of the Public asked about the budget, the line item of the compensation. Andrew explained breakdown of the staffing. Full time Associate Manager, Full time Admin Assistant, Full time Maintenance Manager, part time Maintenance, part time Bookkeeper and looking to fill position of part time DRC Coordinator.

Public asked if the association intends to hire someone to fill the compliance position? Andrew said yes, they do intend to fill that position – between the DRC coordinator, Association Manager and Admin positions.

No other public comments

Approval of the Consent Agenda

Consent Agenda Items

- Approval of November 10th, 2021, Board Meeting Minutes
- Monthly Financial Report
- Association Managers Report
- Cluster Declaration - Lot 33 and 34, Block 4, Filing #2

Andrew entertained a motion to approve the consent agenda.

Liz made a motion to approve consent agenda

Dave seconded the motion was carried to approve the consent agenda.

Selection of Park Master Plan Proposal

Dom introduced the topic by saying he received two proposals for the Parks Master Plan from Superbloom and Mundis Bishop.

Mary is leaning toward the second one. She thinks they are more inline what we are looking for. She stated that the first one seems more urban and bolder than she wants.

Andrew asked about the two plans in regards to budget. Dom explained that the public input is the most expensive component. Andrew pointed out the parks is the biggest amenity for

members and would not want to cut out the public engagement. Liz commented that the second company seems more “Crested Butte” and she would want to work with a local company.

Andrew entertained a motion to approve Mundis Bishop as the parks master planners
Allison made a motion to approve Mundis Bishop as the park master planners
Mary seconded and the motion carried that Mundis Bishop will be the park master planners.

Consideration of the 2022 Capital Improvement Plan

Dom introduced the Capital Improvement Plan.

Dave commented the skatepark completion looks later than what he was expecting, he is wondering when the skatepark will be built. Dom answered that this might be changed with the parks master plan. There is a possibility for alternative funding and grants, and this might allow for additional skatepark features. Mary asked when Parks Master plan would be completed. Dom answered April or May. Mary asked if this would allow for the skatepark to break ground in June. Questions were raised if we could break ground without having raised the funds needed.

Dave brought up mailroom expansion and he thinks we should do it while loans rates are low. Public asked how long this would be a debt to the community. Answer: 10 years.

Dom brought up parking in commercial zone. Suggested more structured parking on Gillaspey, in front of Camp 4. Mary thinks there should be a plan. Matt said this is not an area that should be prioritized right now. There is construction to happen there and parking would happen when the construction happens

Other items- fixing the Zamboni door, Wi-Fi in Sunset Hall, cross walks, Hockey liner, graveling the Teocalli path. Building out the pedestrian easements. Mary wondered if there is a plan to improve signs on the easement on Elcho.

Andrew brought up the board will look at the existing strategic plan and since there are items that are not yet completed. they will review the current plan and take items from that plan to generate the new plan.

Dom suggested to put the mailroom expansion project on the agenda for next month.

Public comment – what about putting boxes on a stand, and not have a mailroom.
Dave explained people don’t want to be outside and the packages are a deal breaker with the influx of packages.

Dom is forming a fiscal partnership with Met Rec for resurfacing the tennis courts. This is a priority. The hockey rink also needs a 6” slab. He is hoping to leverage funding with additional funds.

Andrew commented to wait on the Gillaspey parking and move forward with other items.
Public advice – be sure who you choose wisely when installing concrete on the tennis court.

Allison verified that gravel is the recommended improvement for Teocalli path vs chip and seal.
Answer: Yes because of price.

Public asked about the bike path between CB South and town. Andrew answered there is a GOCO grant in preliminary stages. Town is contributing to that project as well as CB South. CDoT likes to see alternative transportation plans. A question was asked about time line for completion. Matt's input is that the path would probably 36 to 48 months if all grants are approved and everything runs smoothly.

Review Short Term Rental Policy

Andrew brought up that there is a member of the community who is conducting a voting recount. Andrew suggested waiting on looking at this policy until we know more about the recount.

Public comment: The person conducting the recount informed the board there is a delay in getting to see the online votes.

Public comment: Somebody wants the board to limit the # on STR licenses. Her concern is that her street has lots of STR and worries about community feeling. Matt answered that would have to be an additional covenant change.

Public comment: Somebody commented that short-term renting a room vs short-term renting a house should have different fees. Dave answered the board agreed to keep it simple with policy and implementation. The fees will be universal.

Public comment: Somebody feels like the fee is a punishment. Dave answered that is not a punishment. It is set up to recuperate the expense of monitoring software needed to keep STR's in compliance.

Matt explained the board does want to dis-incentivize STR's

Public comment: Question asked if the new STR policy and CCIOA laws went into effect at the same time?

Andrew answered that the new STR policy has not gone into effect as the vote is being challenged. CCIOA started in 1992.

Member of public asked if all mortgage lenders were notified of the vote.

Matt and Dave answered that that is not required.

Community member asked if vote was posted in newspaper? Answer yes, multiple times.

The board moved to abstain from answering further questions without legal counsel.

Community member continued to ask questions that the board was not prepared to answer.

Matt asked public questioner to submit questions in writing so the board could answer questions with legal counsel.

Andrew restated that the board was not going to discuss STR policy at this time due to the vote recount.

Dave invited the public to be involved when it comes time to develop the STR policy.

Member of the public asked when the new STR policy will go into effect, Jan 1, 2022? Andrew explained the covenants are not yet on record with the county. The board does not know when this policy will go into effect.

Mary suggested blocking STR calendars for 2023.

Confirm January 12th, 2022, Board Meeting Date

All board members present are in support of the Jan 12th meeting at 6pm.

Identify January 12th, 2022, Board Meeting Agenda Items

- Revisit strategic plan
- Scope of work for mailbox expansion project
- 3 story in commercial district (removed from agenda)
- Board approval of business license including fining schedule

Mary concerned the 3 story item is opening up another can of worms when there are so many other things on their plates.

Liz agrees that it will be controversial and wants to wait until the spring.

Andrew entertained a motion to adjourn the meeting

Liz moved to adjourn meeting

Allison seconded the movement and the December 8, 2021 Board of Directors meeting was adjourned.

Meeting adjourned at 7:59 pm.

Meeting moved into Executive session.