

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

CB SOUTH P.O.A. BOARD MEETING MINUTES

Wednesday January 12, 2022

Board members present: Andrew Sandstrom, Mary Haskell, David Neben, Allison Butcher, Liz Jordan, Scott Thomes, Matt McCombs (calling in)

Staff members present: Tee Pleak, Ryan Maddux

Community members present: In Person: Sonda Donovan, Sue Schappert, Maggie Dethloff, Kathy Norgard, Bob Goettge, Cheri Parker, Billy Loring, Betsy Wiebe, Benita Bellamy, Sue Williamson, Jim Williamson, Jaima Giles, Danielle Herder
Calling In: Matt Feier, Kiley Flint, Ilene Spector, Brad Wolfe, Deborah Tutnauer, Craig Maestro, Katherine Nettles, Matt Cullen, Jackie Bingham-Levine, Paul Greenberg

Andrew called the meeting to order at 6:00

Public Comment :

The Climate Action Committee is presenting their decision on the Sunshine Solar Park. Bob Goettge is speaking on behalf of the Committee, sharing their support of the power in the P.O.A. office building, the warming house, and the bus stop be powered by local solar power.

Matt Feier from GCEA is presenting on the Sunshine Park Solar Garden, located south of the town of Crested Butte. This spot is approximately 6 acres, the array size is 1.53MWDC and will produce approx. 2432MWh of electricity per year on average, enough to power approximately 300 average Gunnison County homes per year. The project will cost approximately 3.6 million dollars, and price of power produced will be \$0.068/kWh over the 30 year term. Matt explained that GCEA buys power at \$0.043/kWh from Tri-State, and GCEA needs to cover the \$0.025/kWh difference rather than pushing this cost onto the membership as a whole. The P.O.A. will be able to claim that all of the electricity we are use over the next 30 years will be offset by 100% local, renewable, carbon free energy.

Andrew asked when the P.O.A. would need to make the commitment. Matt answered that at the February 9th CB South P.O.A. Board meeting would be great.

Andrew asked about offering this to CB South members. Matt answered that they will be offering to residents but right now they are mostly looking for larger entities to commit.

David Neben asked about Gunnison County residents purchasing existing, available non-local Renewable Energy Credits? Matt answered that it is, in most cases, supporting an eastern plains wind energy product that has already been built, so the general public is typically not as

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interested, where a new local project (that they can see and point to) is more attractive and valuable.

Bob summarized that this is a local solar project vs. a windmill plant out in eastern Colorado.

Deborah Tutnauer is calling in to discuss two letters that she sent to the Association on December 14, 2022. She is requesting that these letters are attached to the minutes.

Her first letter is a correction suggestion of the November 10, 2021 meeting. She would like her comments be documented in more specific detail in the minutes.

*This letter is posted on the website

The group of people who requested to review the voting records are here to share their findings. Maggie Dethloff is presenting, she starts by saying she wants community to know this is being done in good faith, they are a group of people who are concerned and want to help make the P.O.A. the best it can be. They do not have a final vote count. Deborah will share their findings on zoom.

Deborah read a letter that she is requesting to be attached to these minutes.

*This letter is posted on the website

Andrew thanked Deborah and the group for their hard work and asked for time to digests and do research.

Andrew asked if there was anybody who want to comment about this or anything else.

One member of community commented, they stated that if the board finds mistakes, to fix it.

Approval of December 8th, 2021 Board Meeting Minutes

Andrew entertained a motion to approve the minutes of the December 8, 2021 board meeting.

Liz made a motion to approve the December 8, 2021 minutes. David seconded this motion. All board members were in favor, and the motion carried.

Update on hiring committee:

Liz and Katie Neben are the hiring committee. The board continues to reach out and try to find candidates. The position was posted on Indeed, and received five candidates, one has HOA experience. They posted the position locally, and plan to expand. Liz is asking for funds to advertise the position. They plan to advertise with a Community Association Institute (CAI)– a H.O.A. specific employment platform. Andrew expressed that he wants to put the resource into finding the right person.

Andrew entertained motion to spend \$100 for Indeed and \$500 for CAI.

Mary made motion to approve this use of funds.

Dave seconds the motion.

The motion to spend funds on posting the Management position carries.

Allison offered to help with getting a Linked In profile posted and she will help filter candidates.

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Scott brought up using Mountain Careers to advertise. David said the board has looked into three free places to advertise; Indeed, LinkedIn & Mountain Careers.

Community comment: A community member asked how staff is managing and they are wanting more community communication

A community member asked if non-board members can be a part of this hiring committee?

Andrew thanked them for this suggestion and Liz agreed that a community member based hiring committee can be involved with the hiring committee.

Allison suggests approaching specific community members to be on the hiring committee.

Andrew, Liz and Allison will talk about how to create this committee.

Update on Operations:

David complimented Tee is holding things together in the office. David complimented Ryan on doing a fantastic job as the maintenance manager. David thanked Brenda for doing the finances. Dan Law is weekend maintenance. Bart Laemmel is the new DRC coordinator. David expressed a thank you to the DRC volunteers.

David said the P.O.A. is looking for a new bookkeeper.

Scott said he has been making ice for the hockey rink with Ryan, and compliments his work ethic.

A member of the community member expressed concerns about staff burn out.

Andrew will help with taking on communications to the community.

Andrew suggests a google form for volunteers.

Scott suggests community service as an opportunity for volunteers. Mary has worked with community service workers in the past and warned that this takes more supervision.

Ryan brought a proposal to the board, offering to take on more commitment. He is open to volunteers.

Andrew will seek legal counsel; volunteers might need sign a waiver.

The board thanked David for his update.

Update on Mailroom:

David shared that there is a new post master.

There have been conversations about either expanding the current mailroom or building something new in the commercial district.

Scott suggests a satellite mailroom, higher in CB south.

David suggested a mailroom community committee.

One problem that's been happening is the post office is sending all CB South packages to our mailroom, including families with PO boxes in town.

Another problem in Teocalli Ave (town) packages were dropped in our mail room thinking they were for Teocalli Rd (CB South)

David reminds the community that the PO boxes are available for rent in Almont.

A community member commented that the parcel lockers were not being used.

A community member asked about getting the politicians involved. She will draft a letter to send to congress.

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A community member asked about the mailroom being involved in the parks master plan. Mary spoke about the parks master plan and the idea of putting the mailroom in the park. She spoke about surveys that will go out to the community. She mentioned that a mailroom in the park would promote driving through the park and how we want to encourage walking and biking not driving to the park.

A member of the community commented that a group of volunteers can make a list and call people to pick up their packages.

David suggested the board could approach land owners in the business district to build a private post office box business.

Confirm February 9th, 2022, Board Meeting Date:

All board members approve this date.

Identify February 9th, 2021, Board Meeting Agenda Items

- Vote on the Sunshine Park Solar Park commitment
- Year end 2021 financial report
- Monthly financials
- Park Master Plan update
- Operations check in

Andrew entertained a motion to adjourn the January 12, 2022 Board of Directors meeting.

Liz made a motion to adjourn meeting.

Scott seconded the motion.

all board members are in favor.

Andrew adjourned the board meeting at 7:52

Move to Executive Session on Legal Matters.

ADA Accommodations: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.