

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

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## Board of Directors Meeting March 9, 2022

Board members in attendance: Andrew Sandstrom, Dave Neben, Mary Haskell, Scott Thomes, Allison Butcher, Liz Jordan, Matt McCombs

Staff in attendance: Tee Pleak

Public in attendance: Susan Tyzzer, Adam Murdie, John Gallowich, Sue Schappert, Maggie Dethloff, Holly Emerson, Kay Nettles, Andy Tyzzer, Bill Kastning  
Public attendees via Zoom: Wes Bellamy, Benita Bellamy, Ilene Spector, Deborah Tutnauer, Jennifer Kemp, Scott Holwick, Brad Wolfe, Clay Jutte

Andrew Called the meeting to order at 6:02 p.m.

Allison reminded Zoom attendees to post their full name in the chat for the record.

Approval of the Consent Agenda

Consent Agenda Items: Any of the following items may be removed for discussion from the consent Agenda at the request from the Board or Public.

- Approval of February 9, 2022, Board Meeting Minutes
- Monthly Financial Report
- Correspondences

Andrew entertains a motion to approve the consent agenda.

Liz made a motion.

Allison seconded the motion and the motion carries to approve the consent agenda.

Sheriff Gallowich is present to Discuss Traffic:

Sheriff Gallowich will put up safety and speed limit signs that will meet state standards. The Sherriff's office cannot enforce signs that they did not put up. He wants to work with CB South and Metro to establish a safe speed limit.

Andrew asked if the study that the POA had commissioned was consulted, and if we need further studies to bring to the county commissioners.

Sheriff Gallowich doesn't think further studies are needed. He wants the community members to drive the roads and see what feels safe.

Liz asked if we would have single speed for all of CB South or would different roads have different limits.

Sheriff thinks a single speed limit for all of community would be best. He doesn't condone speed traps, where limit varies along the street.

Allison is enthusiastic about helping with the Sherriff and establish the safe limit.

Mary wonders if the park and commercial could be lower than rest of neighborhood based on the pedestrians.

Dave asked about inverted speed bumps.

The Sheriff thinks a safe limit would not require speed bumps.

The Sheriff suggested CB South hosting a substation in this neighborhood.

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Liz asked how that would be approved. Sheriff answered that the county could be given land to have a small building.

Andrew is asking for actionable next steps to develop a plan for both safe speed limits and building a substation.

Andrew asked about specific needs and if substation land would purchase or leased by sheriff's office.

Sheriff talked about Mt. Crested Butte Police, and how they are contracted to serve CB South.

Dave asked about the intersection of Cement Creek and 135. Sheriff reports that there has not been any movement with that with the state.

Liz asked about ATV's using the neighborhood roads. The Sheriff's office put up enforceable signs and tickets have been issued.

Andrew thanked Sheriff Gallowich for his time.

## Public comments:

Sue Schappert asked if speed limits have to be multiples of 5.

Holly Emmerson commented that she likes 20 mph.

Bill Kastning thanks the sheriff for a speed limit sign on Blackstock, he asked of it could be turned the other way toward downhill traffic. He commented on the traffic on Cement Creek, and how hunters dump carcasses off the side of road and this makes dogs sick.

Maggie Dethloff asked about pavement on the roads and if this is the time to send letters to state.

Andy Tyzzer asked about intersection at Highway 135 and commented about the pile of snow that blocks the view of traffic. He commented on the traffic speed on Cement Creek and suggested markers that indicate the narrowing road.

Andrew is enthusiastic about getting letters to state.

Sheriff Gallowich was thanked again for his time.

## Bill Kastning to Discuss Drainage:

Bill gives a historical overview of the development of CB south.

Bill warns the board that the developable lots are built out and now property owners are wanting to build on steep, wetlands and otherwise not easy to build upon.

He calls the board's attention to the flow of subsurface water along the northeast edge of the neighborhood. Bill and his neighbors are concerned that new construction will cause more disruption of the flow.

Liz asked what Bill wants from the board.

Andrew reports that Bart Laemmel, the DRC Coordinator, has reached out to the county. The county suggests the board meets with county. The county looks at drainage on individual sites, not as a whole drainage.

Ilene Spector comments on the existing covenants and the proposed covenants and how property owners are required to ask for written permission from adjacent land owners before drainage can be altered. Ilene was thanked for her time.

Sonda Donovan Commented on seasonal flooding and convenience and thanks board for their consideration on this matter.

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Scott commented on the soils test and how this is helpful to engineers and contractors. This test is only required in a small area of CB south. One option would be to require all plots to conduct a soils test.

Andrew commented that the DRC guidelines could be updated and this doesn't need to be an amendment to the covenants.

Matt commented on the "Do No Harm" county guidelines and these are applied to CB South.

Bill comments that this is a very complex situation, and the drainage flow changes from year to year.

Andrew thanked Bill for his time.

## Restated Covenants Discussion:

Andrew presented a review of last month's meeting and current and proposed covenants. He presented a Summary of Changes document, which outlines the 1970's covenants compared to what we are going to voting on, and updated ballot language, specifically calling out the 10% dues cap and backyard hens. This also includes updating language to call out how votes are allocated and how the POA assesses properties. He presented a sample ballot and a Redline, which highlights changes.

## Board discussion:

No questions.

## Public comment:

Ilene Spector comments the minutes show the proposed covenants were changed after the committee disbanded. She comments on transparency.

Clay Jutte comments that change to proposed covenants are not in the minutes. He asked about STR's and the 90 night limit.

Susan Tyzzer read a letter to the board about the revote. She comments on zoning and the Gunnison County Board of Adjustment.

Maggie Dethloff comments on possibility of three stories in commercial district. Asking the board if this is of interest? Andrew answered that this topic will wait until the Association has a manager.

Sue Schappert asked if these documents will be on website along with new sample ballot. She asked about the proposed covenants and topics eliminated or replaced.

Brad Wolfe commented on the current board members' election and if this vote was allocated incorrectly. He also asked about the CASC minutes and if David Neben was at all the CASC meetings.

Dave commented, per Brad Wolfe's comment, that he did not claim to be at all of CASC meetings. This is why moving forward meeting are being recorded and posted.

Andy Tyzzer commented on driveway setbacks.

Deborah Tutnauer comments that she wants more information and wants to be heard.

Matt McCombs comments on the setback question, these are to be meshed with county guidelines.

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Andrew entertained a motion to bring to vote, to the community, with the restated covenants by secret ballot.

Liz makes a motion.

Dave seconds.

No board members oppose, motion carries.

Andrew entertains motion to bring to vote, by secret ballot, the language as presented on the ballot questions.

Liz so moves.

Dave seconds.

No board members oppose, and the motion carries.

Andrew states that these approved documents will be posted on the website.

Vote Allocation Committee Update:

Andrew shared an overview of the committee and thanked everybody for their time. Based upon deed and plat these were checked and cross checked.

The staff will attach a property owner to each allocated vote (property).

Solidify Revote Timeline:

By the next meeting the vote allocation should be wrapped up.

Andrew asked if we should have a fully electronic vote.

Liz asked if there could be help for people who do not have a computer or might need help to vote electronically.

Mary asked if it was simple to vote on a smart phone.

Allison commented that any uncertainty should be taken out and she volunteered to help people set up an email account who needs one.

Matt does not think this is a big ask to have community members to vote online, given the efficiency and adaptability.

Liz wants the vote professionals (Vote HOA Now) to be involved to eliminate the community questioning the board's way of doing the vote.

Maggie Dethloff suggested paper ballots for the people who request it, or if Vote HOA Now can issue paper.

The board has a discussion about electronic voting and that a letter can be mailed to the people for whom we do not have an email address.

Andrew entertains a motion to move toward electronic voting.

There was a question of moving toward or doing the electronic voting.

Dave restates the motion: Dave makes a motion for next to be 100% electronic.

Allison seconds.

All are in favor and motion carries.

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A list of people who voted via paper will be generated by next meeting.

Operations check in:

Dave is getting lot of positive feedback on Nordic track.

The ice is coming to an end.

Dave met with Zuni Brewery. There was a discussion on power and parking.

The tool cat died today and needs to go to Grand Junction for repair.

The Zamboni is in need of repair.

The bus stop continues to have trash dumped in it. There was a discussion on bus stop treatment and repair needs. The board will look into surveillance camera options.

Ryan needs help, and Tee was tasked with finding community service to help with cleaning the bus stop and bathrooms. Allison can help organize community service.

Mary gave an overview of the Red Mountain Masters Plan.

The Community Survey will go out this week. The Sheriff's Substation that was discussed earlier tonight will be part of that survey.

Update from Hiring Committee will take place during the executive session.

The April 13<sup>th</sup>, 2022, Board Meeting Date is confirmed  
Mary will be absent from that meeting.

Identify April 13<sup>th</sup>, 2022, Board Meeting Agenda Items:

Vote Allocation Committee update

Vote HOA Now electronic vote and paper ballots update

Communications on the vote

Red Mountain Park Community Survey results update

Allison suggests talking to Laura Puckett-Daniels or other County Commissioner members.

Matt wants to invite her to discuss her position as a candidate.

Matt asked about meeting with the CB South Metro District. Also taking to the county about CB South's needs.

Andrew makes a motion to move into executive session to discuss staffing.

Liz moves

Matt seconds.

Adjourn 8:47 p.m.