

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

Board of Directors Meeting April 13, 2022

Board members in attendance: Andrew Sandstrom, Allison Butcher, Liz Jordan,
Board members in attendance via Zoom: David Neben

Staff in attendance: Ryan Maddux, Tee Pleak

Public in attendance: Derek Harwell, Tom Hamilton, Holly Emerson, Chelsea Stangl
Public attendees via Zoom: Kevin Van Horn, Ilene Spector, Tina Kempin, Deborah Tutnauer,
Amy Powell, Brad Wolfe, Wes & Benita Bellamy, Scott Powell, Ric Ems, Sue Tyzzer

Andrew Called the meeting to order at 6:03.

Andrew stated that Mary Haskell, Scott Thomes and Matt McCombs gave Andrew their proxy vote.

There was a discussion about wearing masks at future board meeting.

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 March 9, 2022, Board Meeting Minutes
- Cluster declaration, Block 9, Lots 13 & 14, second filing
- Monthly Financial Report
- Correspondences

Andrew entertained a motion to approve the consent agenda.

Liz so moved.

Allison seconded.

Dave is in favor.

Andrew approved by proxy for Scott, Mary and Matt. The motion carried to approve the consent agenda.

Bylaws update on owners meetings and board meetings:

Andrew discussed updating section 3.4 & 4.13 of the bylaws to allow virtual/electronic attendance to count toward quorum at owners meetings and board meetings.

Public comment:

Deborah Tutnauer asked about WIFI at Sunset Hall.

Andrew entertained a motion up update sections 4.13 & 3.4 on the bylaws to include electronic attendance at owners meetings and board meetings.

Liz moves

Allison seconds.

David is in agreement

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

Andrew also approving by proxy for Scott, Mary and Matt, and the motion carries.

Andrew wants to call out an additional change to the summary of changes that horses will not be allowed in CB South.

No public comments.

Vote allocation committee update:

Andrew discussed to process of how the community volunteer committee generated the vote allocation list. There are 38 property owners missing email addresses. 46 are missing phone numbers. 65 total missing one or the other. There will be outreach to get this missing contact information.

There was a discussion about how to get the most updated email addresses. There was a discussion about mailing sample ballots to all property owners per CIOWA rule. This might be something Vote HOA Now can help with.

There was a discussion about the timing of the vote. There will be a board member election in July. Andrew asked the board about running both concurrently. This will be an agenda item for next month. Andrew encouraged board member to think about this.

Public comment:

Tom Hamilton comments about his multiple lots and his vote allocation for the last election. He asked about voting differently on multiple properties.

Ilene Spector comments about a pervious topic. She asked about the boards denial to put covenants 21.01 back into proposed covenants. She asked about grade and drainage with 3 questions. She urges the association to look at the problem. Andrew asked her to submit her questions in writing and the board will get back to her. Andrew said the drainage issue will be on the agenda next month or in June. Possible suggestion for this is to be included in the DRC guidelines. Liz asked how the general public will get this information about the drainage. This will be a follow up topic in May or June.

Rick Ems commented about section 5.5 with drainage language. He encourages the language to change from "should" to "shall" to be more enforceable.

Tom Hamilton offered other language suggestions; "can" and "must".

Update/questions on Vote HOA Now:

Andrew has these questions in to Vote HOA Now: Open rate, who hasn't opened their emailed, copy of ballot if it can be electronic vs. physical, Having a voting kiosk in the office

Additional board questions/comments s for Vote HOA Now:

Allison asked how to proceed with one person having multiple votes (properties) and if they can vote differently for each property.

Allison asked if multiple properties need different email addresses.

Public Comment:

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

Deborah Tutnauer comments about the communication about the vote. She asked about the 3rd party and wondering who that is. Vote HOA Now is the 3rd party. Andrew will check with legal counsel about communications while the vote is in progress.

Tom Hamilton comments on the vote being 100% electronic.

Derek Harwell asked if Vote HOA Now will conduct the board member vote as well if they are tethered.

Communications on the vote:

Allison comments that door knocking & reminders was effective in getting people to vote. She asked if texting reminders through Vote HOA Now is an option.

Dave comments that it is a good idea to give people a heads up that the vote will be coming up.

Liz commented that door knocking was not fruitful for her because people did not answer their door or were not home. Allison offered to walk around with her.

Tom Hamilton comments that email could get lost in various inboxes.

Ilene Spector commented on spam blockers.

Andrew, Liz and Allison commented that there will be communication through email, social media, newspaper ads, banners and signs as to when the vote will start and encouraging property owners to check their email for the ballot.

Red Mountain Park community survey results update:

Mary and Scott, who are not here tonight, are spearheading this project. Met Rec will likely be proposing a mill levy this fall. Stake holders include: Southside Skatepark, West Elk Hockey, West Elk Soccer.

There will be a community outreach event to coincide with the ice cream breakfast. Mundus Bishop will have the final report in August.

Liz asked about the park facilities needing repair and if this reflected in the survey.

Ryan brought up the large number of amenities and that many of them are in need of repair.

Chelsea Stangl encouraged voting signs at the ice cream breakfast.

Operations check in:

There is an agreement in principle for the bookkeeping position. Dave will follow up with the board.

Andrew introduced Derek Harwell as the next POA Manager. There will be a formal announcement to the community very soon. Derek and the board are looking forward to his starting the end of May.

Ryan hired one employee for this summer. He is looking for 1 or 2 more.

Tee gave an update on community service and the Park Cleanup Day on May 1st.

Confirm May 11, 2022, board meeting date:

All board members present will be able to attend.

There is possibility that the June meeting will be changed to work around the end of the school year.

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

Identify May board meeting agenda items:

- Drainage update – tentative; check with Bart if May or June are more reasonable.
- Formalize timeline for vote
- Timeline for property changes and the vote
- Update on property owners missing emails or phone numbers
- Change posting time requirements for meeting notice in the CAMP document

Allison gave an update on the Community Compass meeting. The town and county are recognizing the importance of CB South. She is happy that there will be POA Manager to attend the mayor and manager meetings. Andrew will continue on the advisory committee for Community Compass.

Andrew entertains a motion to adjourn. Allison makes a motion. Liz seconds.
The April 13, 2022 Board of Directors meeting is Adjourned at 7:25 p.m.