

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 June 1, 2022

Board members present: Andrew Sandstrom, Mary Haskell, Liz Jordan, Allison Butcher, Dave Neben, Scott Thomes

Staff present: Derek Harwell, Tee Pleak

Community members present: Wendi Birchler, Peter Ferrell, Susan Nyle, Jack Shroder, Steve Winter, Tanya Guillory, Pennie Ervin, Tom Hamilton, Kevin Van Horn Scott Sanders, Mark Ewing, Jan Grantham, Valerie Strassberg, Scott Clarkson

Andrew called the meeting to order at 6:14.

It is noted that Matt McCombs gave his proxy vote to Andrew.

Public comment:

Tom Hamilton commented on his opinion of STR's, duplexes, ADU's, fences, and ratification of historical vote allocations. Tom was thanked for his comment.

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 May 11, 2022, board meeting minutes
- Monthly financial report
- Correspondences

Andrew entertained a motion to approve the consent agenda.

Liz makes a motion to approve the consent agenda.

Allison seconds the motion.

All are in favor, the motion carried and consent agenda is approved.

Hedda Peterson with Met Rec is here to give a presentation on Met Rec and an upcoming ballot issue.

Hedda gave a history of Met Rec. She discussed what Met Rec does and the needs of the community. She discussed how Met Rec brings funds to municipalities to suit their needs. She discussed what they wish to accomplish with the ballot measure. She discusses the funding considerations.

Andrew asked if Met Rec could be the applying entity for grants, such a GOCO, that CB South would not qualify because we are not a municipality. Hedda answered yes.

Hedda explained this grant would help fund projects such as capital construction: trails, field space, ice space, operation of rec programs, stewardship of natural resources; trail development and improvement.

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

Hedda explained the financials: They are looking to collect an additional \$500,000 to \$750,000 from the north valley. These funds will be used in the north valley.

Mary asked if Almont is considered north valley. It is not, north valley is just CB South and north.

Allison asked if the Met Rec board is a paid board. It is not.

Mary asked about grants and taxes.

Andrew asked if operational grants need to be applied for year after year. They do.

Public comment:

Tom Hamilton asked about space and how/if the county would allocate space. Hedda answered this would be a question for the county.

Hedda concludes there will be a public work session on June 15th at the CB Town Hall.

Hedda was thanked for her time.

Special Events, Allowable Business Hours, and Noise Guidelines

Andrew discussed needing a Special Event Application for a brick and mortar business vs an event in the park. He posed the question if businesses need a special event application is needed if an event will take place within business hours. Also, our documents are vague about how decibel readings are taken.

Andrew suggested leaning into partnership with the sheriff's office for enforcement.

Concrete steps – look at minutes from June and July 2021

Work with the sheriff's office to make sure this is being enforced.

There were two different decibel readings.

Liz comments that this topic was discussed less than a year ago and wondered why they are discussing this again.

Mary comments with a new manager and staff it would be valuable to discuss again to have fresh eyes to identify a solution.

Liz said with Zuni Brewery coming in, this will need to be clear.

Andrew asks staff to bring clarity to the current guidelines so they can be enforced.

Allison comment that the POA needs very clear guidelines so they can be enforced.

Andrew explained that CB South, as a Special Use Area, can make policy and if the county approves the policy, then they are enforceable.

Liz & Mary discussed that the previous situation (last summer) both parties were in the wrong, and moving forward, the policies need to be made very clear.

Action item – bring recommendations to next board meeting how this can be very clear
Scott suggested looking at policies from other towns for example.

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

Scott Sanders – comments that a business owner reports that they refuse to apply to CB South guidelines because unincorporated Gunnison County does not have guidelines. He comments then the noise guidelines are clear, and they need to be enforced.

Andrew asked what qualifies as a special event. If a business is loud during regular business hours, is that a special event?

Jan Grantham – wonders what the zoning says. This area is both residential and commercial. Allison comments on the need for enforcements from the sheriffs. She encouraged the citizens of CB South to get involved and create a committee.

Andrew encourages the community to bring this to the sheriff's office.

Valery Strousberg is concerned that Tully is setting a precedent. She suggested a meeting of all interested parties.

Pat (no last name - from Zoom) comments about the fine schedule.

Action items: Dave and Andrew will talk to Tully.

Staff – will reach out the sheriff.

Staff – will look at updating the guidelines & policies.

There was a discussion of “outdoor event” vs. “private event” vs. “special event”.

Scott Sanders asked about the compliance staff position.

Valery Strousberg asked for a crosswalk of new and old policies, including allowable business hours, noise guidelines and outdoor vs indoor, and the special event application, and the business permit with the county.

Andrew comments that this area was always zoned commercial & residential mixed use.

Scott Thomes comments that we are held to the county standards. He thinks we need to get the support of the county before the sheriff will enforce here.

Staff action item – get a list of all HOA's

Soils drainage update:

Bart discussed the approval of projects on steep lots. He discussed the diligence of looking at the lots (when purchased) and what would be reasonable.

Mary asked who covers the expense of Bart's time to manage this drainage issues for these projects. Answer – the POA membership. Mary suggested the property owners of these steep lots could be billed an hourly fee for Bart's consultation time. This would be something the Association Manager will decide on. The board discussed establishing an hourly fee for consultation. The DRC fees need to increase to cover the expense on the association.

Andrew asked Bart if there are any updated that need to be made to the DRC guidelines.

Bart said the wording between the convenance, guidelines, and CAMP need to be more aligned.

The fee structure needs a closer look, so they cover the expense of new project applications.

Fees also need to create an incentive to complete projects according to the approved plan.

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 comments:

Scott asked about determining height and grade. Scott asked if Bart could write something for the new guidelines, and the future of the DRC Manager position. Scott asked about residential and commercial, if wording is current.

Public comment:

Deborah Tutnauer comments on draining and keeping the water on the property.

Update By-Laws:

Section 4.7.1 board elections- The bylaws will be updated to read that the current vote allocation will be based on legal properties. This bylaw needs to align with the covenants.

Andrew entertains a motion to address one vote is allocated for each legal parcel of a member Mary and Liz agree that this makes sense.

Liz makes a motion.

Mary seconds.

All are in favor and the motion carries and the bylaws will be updated so that one vote is allocated for each legal parcel per member.

Discuss a marketing plan for the vote and timeline:

Regardless of the results tonight's special meeting there needs to be communication about board elections. There will be mailed communications, and if people did not receive the last mailed communication about the Special Meeting, they are encouraged to contact the POA to see if we have a current mailing address. We could use the mailing company that was employed for the postcards.

Formalize the new board member candidate process:

There was a board discussion about current board members running again.

Public comment:

Tom Hamilton comments that his option would be for the board members to resign the seat and run again.

Operations check in:

Derek reports that 75% of his week has been working with the special meeting. He is looking forward to conversations about the park, speed limits, sheriff's office etc.

Dave reports how thankful the board is for Brenda's time.

Derek reports that he needs a working computer.

We will be hiring a cleaning crew to do a weekly clean at Sunset Hall as well as a onetime cleaning of Derek's office. His office will be painted when the maintenance crew has a lull in their schedule.

Mary discussed the Managers Report at the monthly meetings.

There was a discussion about meeting agenda content. Dave noted that the board should set the meeting agenda, rather than the manager. They will exchange input.

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

Mary reports that Tina Bishop and two of her staff will be at the Summer Kickoff Party. They will leave visuals here in the office for folks to look at.

There was a discussion about the park and Med Rec and income associated with the park.

Maintenance department's list of capital improvements:

Ryan sent an email to the board with the maintenance department's needs.

The Zamboni needs repairs. We should do that this summer. Derek reports it would cost 3-5 thousand to repair our current Zamboni this summer, and it would cost the costs 30-50 thousand for a new (used) Zamboni.

Scott Thomes checked with Scott Gillman. Gillman reports that our current Zamboni runs well, it just needs a few repairs. Thomes wants to move forward with the repairs this summer.

Andrew suggests moving forward with the repairs. There was a brief discussion about funding for a new Zamboni in the future.

Andrew makes a motion to move forward with repairing the Zamboni this summer.

Liz seconds.

All are in favor and motion carries to move forward with Zamboni repairs this summer.

Scott encouraged a plan to collect money and ensure players have paid before they are able to play in the CB South hockey league.

There was a discussion about adding a man door to the Zamboni barn.

Andrew makes a motion to add a man door to the Zamboni barn.

Liz seconds.

All are in favor and motion carries to add a man door the barn.

Confirm July 13, 2022 board meeting date:

Confirmed. Allison won't be present. Scott will be out of town that week. They can send proxies.

Identify July board meeting agenda items:

- Getting the DRC manager position to pay for itself- this would require a budget analysis - this item would be in August.
- Recommendations from staff on noise guidelines -look at 6/21 & 7/21 minutes, special event application, and business hours allowed.
- Dave wants the board to look at an approved project by the DRC at 324 Zeligman Street.
- Parks master plan update
- Board nominations update

Andrew entertains a motion to adjourn this June 1, 2022 board meeting.

Mary makes a motion to adjourn.

Liz seconds.

The June 1, 2022 Board of Directors meeting is Adjourned 8:56 pm.