

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 September 14, 2022

Board Members Present: Andrew Sandstrom, Mary Haskell, Chelsea Stangl, Rachael Gardner, Sue Schappert, Hannah Lang, Scott Clarkson

Staff present: Derek Harwell, Tee Pleak

Community Members Present: Laura Puckett Daniels, Catherine Powell, Damien Hawcroft, Mel Yemma, Troy Russ,

Zoom Attendants: Ilene Spector, Wes & Benita Bellamy, Sonda Donovan

Andrew called the meeting to order at 6:00

The board members introduced themselves and tool roll call.

Andrew reminded public to introduce themselves before they speak.

Public comment:

Catherine Powell commenting on speeding traffic, especially on Bryant Street. She wants the speed limit to be enforces and asking for a digital speed reader.

Approval of the consent agenda

- Approval of July 13, 2022, August 18, 2022, and August 21, 2022, Board Meeting and Annual Meeting minutes
- Monthly financial report
- Correspondences

Andrew entertains a motion to approve the consent agenda.

Mary makes a motion.

Sue seconds, the motion carries and the consent agenda is approved.

Laura Puckett Daniels to speak about running for County Commissioner

Laura Puckett Daniels introduced herself and spoke about running for Gunnison County Commissioner. Andrew asked about the intersection of Cement Creek and Hwy 135. He spoke of law enforcement in CB South, especially with speeding, HOV's and vicious dogs. He spoke of the road quality and the paving of CB South. Sue asked who's responsibility for the roads. The board does not know whose domain it is.

Mary asked about the tax increase and what the County will do with that money. Laura will find out and get back to her. Sue asked about SRT and coming up with a County-wide policy.

Damien Hawcroft comments on the growth and infrastructure on the neighborhood. Homes are selling for over a million dollars, yet the roads are dirt and cell phones don't have service. He asked about becoming a municipality.

Rachael asked if CB South has an evacuation plan.

Presentation on Crested Butte Community Compass

Troy Russ and Mel Yemma introduced the Crested Butte Community Compass and shared their public draft. They are asking for public feedback.

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Community Compass discussion

Rachael complimented their work, and she feels included as a CB South resident.

Scott asked for clarification on the 3-mile plan and the road map.

Sue and Mary share their excitement for the Compass. Mary asked if this draft will be finalized before the next vote. There is a community survey that is open through Friday.

Andrew brought up funding, where the POA is funded by membership dues.

Russ commented that municipalities don't build cities. The private sector builds cities.

Board Officer elections and board term length

Andrew brought up one of the new board members run for a one-year term so turnover is more balanced.

Mary suggested 3 years.

There was agreement that 3 years makes more sense because of the engagement needed. Andrew noted that the bylaws allow the board to shorten or lengthen the board term to 1 or 3 years.

Andrew entertains a motion to extend Rachael's board seat an addition year to equalize turn over
Chelsea makes a motion.

Scott seconds.

Motion carries and Rachael's Board of Directors term will be 3 years.

Andrew asked Mary if she would consider running for the VP and Treasurer again.

She is willing to do this for the remainder of her term.

Hannah is interested in being a part of the finance committee and learning the ropes.

Andrew makes a motion nominate Mary as VP and Treasurer.

Scott second

Motion carries and Mary will be the VP and Treasurer for another year.

Sue makes a motion to nominate Andrew as the President and Secretary.

Mary seconds

Motion carries and Andrew will be the Board President and Secretary for another year.

Board strategic retreat

Andrew brought up dividing into sub-committees and meeting for two half days next month.

The old Strategic Plan is still relevant.

Scott talked about goals and meeting objectives.

All board members are interested in participating in this. Andrew suggested a half day afternoon them meeting again the next morning.

Chelsea asked if these meetings need to be public.

Andrew asked Derek to create a doodle-poll to set a date for this retreat.

Short Term Rental discussion

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Andrew discussed setting up a sub-committee to bring something to the ballot next year. Mary expressed that all stake holders (real estate agents, property managers, locals) should be involved.

Andrew brought up putting out a survey then select a balanced group.

Sue is interested in chairing this committee. Scott is also interested.

Andrew asked Derek to compile a list and description of committees and confirm with Legal what is needed for transparency. These meeting can be recorded and posted on the website: STR (Sue & Scott), Finance (Hannah & Mary), Parks Master Plan (Mary & Andrew), & Commercial Area Regulations (Rachael & Chelsea).

House Bill 22-1137

On August 1, 2022, a bill was passed that regulates how fines are levied for HOA's and POA's. This is a tightening of process.

Andrew asked if there are areas the we are doing things incorrectly that will need to be changed or if we need to change policies.

Andrew and Bart were wondering if building performance deposit is considered a fine. And if things need to be done differently.

Planning for 2023 budget

Andrew asked for a staff recommended budget at the next meeting. Derek talked about keeping things functioning in a sustainable way.

Rachael asked about the performance deposits that are overdue and how to enforce this in a fair and equitable way. Bart offered all overdue projects an extension. There was a discussion about enforcement of timely building performance.

Alignment of governing documents to new covenants

Andrew spoke of adding a line item to the budget to have legal look at and align our document.

Met Rec ballot initiative

There was a discussion about creating a signed letter of support from the Board of Directors.

There was a discussion about what the POA would need to support this ballot initiative.

There was a discussion of about showing the POA's support in a newsletter and including a link to Met Rec's site for more information.

Sue asked how much we would donate. Andrew suggested \$500. Mary suggested \$500 to \$1000.

Derek suggested authorizing a range, between \$500-\$1000 and see what their need is.

Andrew entertains a motion to write a support letter

Mary makes a motion to write a letter of support for the Met Red ballot initiative.

Sue seconds the motion.

The motion carries and the Board will write a letter of support.

Derek will draft the letter of support.

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Andrew makes a motion to authorize a conation of \$500to \$1000 in support of the Met Red ballot campaign.

Mary makes a motion.

Scott seconds.

The motion carries and the POA will donate \$500 to \$1000 to the Met Rec Campaign.

Parks Master Plan update, including grant reporting to Met Rec

Mary reports the Tina Bishop is working on finalizing the illustrated plan.

They will present an unveiling to the community.

Derek spoke about a grant that was submitted last week.

There was a discussion about funding and the community needs of our parks.

Laura Puckett Daniels encouraged the board to look at these grants: Gates Family Foundation and their Place-Making making grants, and Daniel's Fund for hockey facilities grants.

Manager's report

Derek reports on the process of setting clear expectations with the membership, and their working with him as the new Association Manager vs the previous manager.

He discussed the budget and overall management and maintenance of all the machines (tool cat, snow mobile, Zamboni, chain saw, truck). They are all in need of repair. Mary suggested setting up a reserve account for maintenance.

Great voter turnout. Derek wants to recognize this success.

Derek set a meeting with the County Sheriffs, Mt. CB Sheriff, and Ronnie at Metro and to discuss the enforcement needs in CB South.

He also has a meeting set up with Martin Schmidt and Ronnie to discuss collaboration and what to expect from the different entities.

He has a meeting to discuss the trail between CB South and CB.

Rich Evans in invited to next month's meeting.

Noise complaints have ceased.

Derek reports the buildings seem to have problems. The building boom continues, and people are questioning their signed agreement.

Andrew complimented Derek on his work. He offered that the board would be supportive of POA/HOA classes and opportunities. Derek is attending a conference next week. He is looking into other classes.

Confirm Date & agenda items for October Board of Directors meetings

There was discussion of rescheduling the next meeting. It falls during the school break.

Chelsea and Hannah will be traveling and could attend via Zoom.

We will either meet on the 17th or the 19th, depending on Leslie Nichol's availability.

Oct agenda items:

House bill update

2023 budget proposal

Leslie Nichols will present on the School Bond Initiative.

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Formalize committees – tentative item

Parks Mater Plan update

Rich Evans will be invited.

Adam Murdie will be invited.

Report from Derek’s meeting with the sheriffs

Andrew makes a motion to adjourn the meeting.

Sue Second.

The meeting was adjourned at 8:36 pm.