

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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 Director Meeting Minutes October 19, 2022

Board members present: Scott Clarkson, Andrew Sandstrom, Rachael Gardner,  
Mary Haskell, Sue Schappert, Chelsea Stangl  
Staff present: Derek Harwell

Community members present: Leslie Nichols, Rich Evans, Rebecca Cerio, Margaux Helvey, Katherine Nettles

Andrew called meeting to order at 6:04.  
For the record, Hannah Lang gave her proxy to Andrew.

Consent agenda:

- Approval of September 14, 2022, Board meeting minutes
- Monthly financial report
- Correspondences

Andrew makes a motion to approve the consent agenda. Scott seconds. All are in favor and the motion carries.

Andrew welcome Leslie Nichols, the Superintendent of Gunnison Watershed School District. She is here to discuss the bond measure 5A. Leslie thanked the Board for inviting her.

Leslie discussed the bus situation.

She discussed the financials of the bond measure. She discussed school safety.

She discussed overcrowding.

She discussed heating and cooling of the buildings.

She discussed the vocational programs.

Mary asked if this bond would go toward staff and teacher salaries and retention. Leslie answered that it legally cannot.

Chelsea asked about the tax impact on commercial properties.

Margaux Helvey comments on the space needs in the Crested Butte Community School and how the overcrowding impacts the staff as well as the students.

Andrew asked the Board of their opinions if they want to endorse this bond measure. The board members are all personally supportive. There was a discussion of the outcome if they endorse this as a Board.

Andrew makes a motion to publicly endorse the 5A bond measure.

Scott seconded the motion. All are in favor and the motion carried.

Yard signs will go up and the board will send a letter to the paper.

Andrew welcomed Rich Evans, who is running for County Commissioner. Rich thanked the Board for inviting him.

Rich read his resume of his vast experiences and qualifications.

Scott asked what Rich would want to change. Rich spoke about wanting less restrictions.

Sue asked why he is running. He discussed serving the community.

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Chelsea and Rich discussed veteran programs.  
Andrew asked about advocacy for law enforcement and traffic concerns in CB South.  
Sue asked Rich his opinion of short-term rentals. Rich is in favor of property owner rights.  
Mary asked Rich about his willingness to collaborate. Rich is willing to agree to disagree.  
Andrew thanked Rich for his time.

Update on Derek's meeting with the sheriff:  
Derek reports on his meeting with the sheriff. They discussed the umbrella issues – noise complaints, dogs at large, aggressive dogs, speeding, reckless driving. He discussed the size of the Mt. CB's area of jurisdiction. He discussed the sheriff departments need for more staff.  
There was a discussion about the 20 MPH speed limit.  
There was a discussion about the yellow stripes and the relationship Martin Schmidt with the County.  
Andrew thanked Derek for his commitment and progress with these matters.

Block 16, Lot 12 variance:  
This is no longer needed; they are not asking for the variance.

HB 22-1137 update:  
No new updates.

2023 budget proposal:  
Andrew discussed that the POA is budgeted to be in the red, and he explained that there are some large ticket items that are one-time expenses, such as having the POA's legal documents reviewed and aligned.  
There was a discussion about raising the POA's income and lowering expenses.  
There is proposed increase of dues by 9%.  
It's proposed to raise mailbox rental fees and duplicate key fees.  
There was a discussion about including compliance with the DRC Manager position. There was a discussion about how to structure building application fees to cover the DRC Manager's hourly rate. There needs to be an incentive to be efficient.  
There was a discussion about defaulted performance deposits.  
Rachael proposed sending out a notice of the fee structure changes with the annual dues statements.  
There was a discussion about the insurance rate increase.  
Mary asked about Red Mountain Park utilities increase. This is due to inflation.  
Sue discussed the ranch fence around CB South and how it's the POA's responsibility to keep the fence repaired to keep the cows out of the neighborhood. Historically Spann has done the repairs and billed the POA for labor.  
There was a discussion about STR fees.  
There was a discussion about donations.  
There was a discussion about hockey rink advertising.  
There was a discussion about the compliance position needs and the salary of that position. There was a discussion about legal fees.  
There was a discussion about insurance fees. Derek was asked to shop around for quotes for next

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year.

There was a discussion about the Zamboni, constant repair fees vs. purchasing a new (or used) one.

There was a discussion about the hockey rink and pond, and the expense to run these amenities. There was a discussion about the fee to record new documents with the County, and the process of when and how to do this.

There was a discussion about the meeting and annual picnic food.

There was a discussion about the finance committee working toward consolidating line items. Mary asked about how to let Cindy know of changes. Derek will meet with her.

Parks Master plan update:

Mary in waiting to meet with Tina. Andrew asked if we still owe her money, and why there hasn't been any movement on Mundus Bishop's end. We need to keep this moving along so we can report updates to Met Rec.

Board Subcommittee Update:

Derek reports that the subcommittees will need to take minutes. These subcommittees will report back to the board at the monthly meeting. There was a discussion about how these minutes will be recorded. A member of the committee will take minutes.

Andrew clarified that only the decisions need to be recorded. Part of the community survey will involve asking who is willing to be a secretary and take minutes.

There was a discussion about qualifications. The board agreed to not impose qualifications but ask the candidates to indicate their reasons for wanting to be involved. A google form survey will be sent out to the community.

Andrew makes a motion to form three subcommittees: a STR subcommittee lead by Sue and Scott, a Commercial Area subcommittee lead by Rachael and Chelsea, and Parks Planning subcommittee lead by Mary and Andrew. Each subcommittee will select up to 5 community members. A google interest form will go out the community. At the November Board meeting, the committee members will be appointed.

Sue seconds the motion.

All are in favor and the motion carries.

There was a discussion about nominating a board member as an ex officio DRC member. There was a discussion about having a commercial area property owner as a ex officio DRC member.

Andrew makes a motion to nominate Sue as the ex officio Board member on the Design Review Committee.

Mary seconds the motion.

All are in favor and the motion carries.

Andrew makes a motion to appoint Rachael as the ex officio commercial area property owner on the DRC.

Sue seconds. All are in favor and the motion carries.

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Derek gave his Manager's Report.

Mary and Andrew suggested moving the report to earlier in the meeting in the future. Derek reports that Bart will not renew his contract as DRC Manager. There was a discussion about the DRC position.

Derek reports on his partnerships with Met Rec, One Valley Prosperity Project, and Community Compass.

Derek reports updates on Kyleena's commercial area affordable housing project. There was a discussion about parking, storage units. Chelsea suggests the POA purchase a lot for parking. There was a discussion about affordable housing.

Derek reports on the communications with Metro, the County, and the community. There was a discussion about the roads.

Derek reports that overall, he hears more positive feedback.

Andrew makes a motion to move to executive session to discuss matters of staffing. Mary seconds and all are in favor.

At 9:43 Andrew adjourns the regular meeting, and the Board moves into executive session.