

# 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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Wednesday November 9, 2022  
P.O.A. Board Meeting

Board members present: Andrew Sandstrom, Hannah Lang, Chelsea Stangl, Scott Clarkson, Rachael Gardner, and Mary Haskell  
Staff present: Derek Harwell, Tee Pleak  
Community members present: Paul Kato, John Kato, Sargent (no first name on Zoom)

Andrew called the meeting to order at 6:04.

No public comment.  
For the record, Sue gave Scott her proxy vote.

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 October 19, 2022, Board meeting minutes
- Monthly financial report
- Correspondences

Andrew makes a motion to approve the consent agenda.  
Mary seconded the motion.  
All are in favor and the motion passed.

## **Manager's Report:**

Derek reports on the election and that the mailroom is considered a polling place, political signs are not allowed.

Derek reports that the Zamboni is being worked on.

Derek reports on the Hrbek duplex project and the DRC's process with that project. Andrew discusses the need for projects that go before the DRC multiple times to provide additional fees, and the need for clarity in the DRC process. Mary discussed the timeliness of approval and the time needed for community involvement. There was a discussion on a possible maximum size.

Andrew cautions that the DRC and Board must govern to the covenants not to opinions.

Derek reports on the construction projects having an impact on the roads.

Derek shared that we received the Feasibility Study Grant from Met Rec. Derek joined the Met Rec's Advisory Board for awarding grants for down valley submittals.

Andrew suggested developing an RFP.

Derek reported on his meeting with the County Public Works and CB South Metro.

Derek reports on his meeting with Sue Wallace and extending the composting program.

Derek reports on his meeting the Kevin Koval and his interests in teaching Nordic skiing on Spann Ranch. Chelsea asked about the frequency of grooming our track. There was a discussion about the cost of leasing and maintaining the Nordic track.

Mary suggested solidifying volunteers for the grooming, like it is for the hockey ice.

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There was a discussion about the Nordic Center and the POA offering classes simultaneously.  
Derek reports on the passage of 6B and 5A.

Derek reports on his meeting with the Noxious Weed Board and the future of this program.  
Derek discusses the HCCA's interest on wanting the POA to make a statement on the Mt. Emmons Mineral Withdrawal. The Board wants to gather information about this.

There were 38 people who expressed interest in the subcommittees.

He is looking to increase the volunteers for making ice and putting better systems in place.

The volunteers need to be well educated and have signed waivers.

Mary suggested a party for volunteers and sponsors.

Andrew asked Derek for an update on the Nordic program and the potential construction variance.

There was a discussion about construction vehicles on roads and performance deposits.

Mary asked what realistic expectations are for Bart to complete before the end of the year.

There was a discussion about posting the DRC Manager position.

## **Appoint Subcommittees: Commercial Area, Parks, Short Term Rentals**

Andrew reiterated that there are more opportunities for community involvement if somebody is not selected. The meetings will be public, and surveys are encouraged.

There was a discussion about who would form a well-balanced **STR Subcommittee**.

Andrew makes a motion to include Ashton Wyckoff on the STR Subcommittee.

Mary seconds.

All in favor and the motion carries.

Andre makes a motion to include Kevin Van Horn on the STR Subcommittee

Rachael seconds.

All in favor, and the motion carries.

Andrew makes a motion to include Alli Melton on the STR Subcommittee

Scott seconds.

All are in favor and the motion carries.

Andrew makes a motion to include Maggie Dethloff on the STR Subcommittee

Rachael seconds.

All are in favor and the motion carries.

Andrew makes a motion to include Deborah Tutnauer on the STR Subcommittee.

Chelsea seconds.

All are in favor and the motion carries.

Andrew makes a motion to make Ashley Bembenek as alternate on the STR Subcommittee if somebody declines.

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Scott seconds.

All are in favor and the motion carries.

There was a discussion about who would form a well-balanced **Parks Subcommittee**.

Andrew makes a motion to include Patricia Harrington on the Parks Subcommittee.

Chelsea seconds the motion.

All are in favor and the motion carried.

Andrew makes a motion to include Elizabeth Train on the Parks Subcommittee.

Rachael seconds the motion.

All are in favor and the motion carries.

Andrew makes a motion to include Margaret Loperfido on the Parks Subcommittee.

Scott seconds the motion.

All are in favor and the motion carries.

Andrew makes a motion to include Sue Wallace on the Parks Subcommittee.

Mary seconds the motion.

All are in favor and the motion carries.

Andrew makes a motion to include Theresa Truettner on the Parks Subcommittee.

Mary seconds the motion,

All are in favor and the motion carries.

Andrew makes a motion to include Ian Havlick as an alternate for the Parks Subcommittee if somebody declines.

Hannah seconds the motion.

All are in favor and the motion carries.

There was a discussion about who would form a well-balanced **Commercial Area Subcommittee**.

Andrew makes a motion to include Eric Roemer on the Commercial Area Subcommittee.

Rachael seconds the motion.

All are in favor and the motion carries.

Andrew makes a motion to include Ben White on the Commercial Area Subcommittee.

Chelsea seconds the motion.

All are in favor and the motion carries.

Andrew makes a motion to include Benita Bellamy on the Commercial Area Subcommittee.

Mary seconds the motion.

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All are in favor and the motion carries.

Andrew makes a motion to include Sean Hartigan on the Commercial Area Subcommittee.  
Mary seconds the motion.  
All are in favor and the motion carries.

Andrew makes a motion to include Chris Faulkner on the Commercial Area Subcommittee.  
Mary seconds the motion.  
All are in favor and the motion carries.

Andrew makes a motion to include Johnny Jost as an alternate for Commercial Area Subcommittee if somebody declines.  
Mary seconds the motion.  
All are in favor and the motion carries.

Each subcommittee chairs will reach out to those selected and the alternate.  
The alternate will be offered the position of somebody declines.  
There no set term limits.  
Chairs will provide an agenda with topic points.  
Each subcommittee will appoint a secretary to take minutes and meeting will be recorded.

## **Approve the 2023 budget:**

There were no concerns.  
Andrew makes a motion to approve Version 4 of the 2023 budget.  
Scott seconds the motion.  
All are in favor and the motion carries.

Confirm December Board Meeting Date:  
Thursday the 15, 2022, from 2-4 p.m.

Andrew adjourned the November 9, 2022, Board of Directors Meeting at 8:58 p.m.