

# 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 March 8, 2023  
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Mary Haskell, Chelsea Stangl, Sue Schappert, Hannah Lang, Scott Clarkson, Rachael Gardner  
Staff present: Derek Harwell, Tee Pleak, Theresa Henry  
Community present: Andy Tyzzer, Craig Maestro, Daniel Spivey, Brian Morelan, Norman Dumas, Wes Bellamy, Benita Bellamy, Pam Motley

Andrew called the meeting to order at 6:04

Andrew makes a motion to approve the February 8, 2023, Board meeting minutes.

Chelsea seconds the motion.

All in favor and motion favors, the February 8, 2023, Board of Directors Meeting minutes are approved.

## **Correspondences and Public Comments:**

No comment

**Public Hearing** regarding the application of South Butte, LLC for a Three-Unit Multi-Family building on Lot 8, Block 9, Crested Butte South – Second Filing, AKA 499 Cement Creek Rd. to be approved as a change in use from vacant land to multi-family residential use so the application may proceed to review by the CB South POA Design Review Committee.

Andy Tyzzer comments on the previous application and it's withdrawal. He comments on the driveway on the previous application. He comments on the lot's proximity to the commercial core.

Norman Dumas comments on the volume of the proposed project. He doesn't think it fits in with the character of the neighborhood.

No other public comments, this concludes the public hearing.

**Board Consideration** of the application submitted by South Butte, LLC for a Three-Unit Multi-Family building on Lot 8, Block 9, Crested Butte South – Second Filing, AKA 499 Cement Creek Rd. for a change in use from vacant land to multi-family residential use so the application may proceed to review by the CB South POA Design Review Committee.

Andrew comments on the board's responsibility to uphold the covenants.

Andrew makes a motion to approve the change in use from vacant land to multi-family residential of Lot 8, Block 9.

Mary seconds the motion.

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All Board members are in favor and the motion to approve the change in use from vacant land to multi-family residential of Lot 8, Block 9 carries.

## **Managers Report:**

Derek reports on his meeting with the OVR.

Derek reports that the Crested Butte Post Office is looking to build a bigger office, and an annex in CB South.

The hockey rink is closed for the season, the pond is getting muddy, we are working to keep the Nordic track open and rec path clear.

The dimmer switches in Sunset Hall are installed and work well.

Derek reports on the Wildflower Subdivision. This is a proposed project of 76 houses on the corner of Highway 135 and Cement Creek. There was a discussion about water rights, and the single entry and exit into the subdivision. There was a discussion about the road configuration and needing a CDOT study. There was a discussion about this neighborhood's use of CB South amenities, and comparing this to the River Rim agreement where they pay dues and use our amenities.

## **Subcommittee Updates:**

The commercial area committee discussed converting the road around the commercial area into a one-way road around the perimeter. They discussed bringing in existing business owners to give feedback at the April 4<sup>th</sup> meeting. Both Metro and the County are in favor of this idea. Some members of the committee continue to discuss the 3 stories and ground level residential.

The Parks committee discussed what projects can be worked on this summer. There is \$11,000 set aside to use. There was talk about finishing the basketball court and moving and improving the community garden. There was discussion of a topographic study of the park. Chelsea mentioned that the Wildflower Festival Board is looking for a place in the community to have an educational garden.

The Met Rec Board election will be on May 2. This election will be in person.

The STR committee has the results of the first survey. There were 465 respondents.

They will put responses on the website, minus the comments.

Sue reported on the responses and gave an overview of the comments.

The committee decided to focus on the regulations.

Andrew comments that the County could enforce restrictions before us or they could decide that we are a special use area and their restrictions don't apply.

There was a discussion about the financial feasibility of short-term renting.

## **Annual Dues Update:**

80% of members have paid their dues.

## **Winter Amenities and Activities Update:**

The Tool Cat continues to give us problems.

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Andrew asked for solid numbers to bring to the finance committee, including repair costs, staff hours to fiddle with it, metro bills to cover snow removal.

The mower might be in the same situation.

Scott suggested leasing this type of equipment.

**Confirm April 12, 2023, Board Meeting Date:**

The board confirms this date for the next meeting.

Andrew makes a motion to adjourn the March 8, 2023, Board of Directors Meeting at 7:44 pm.

Rachael seconds and meeting is adjourned.