

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

Wednesday April 12, 2023
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Mary Haskell, Chelsea Stangl, Sue Schappert, Scott Clarkson, Rachael Gardner, Hannah Lang
Staff present: Derek Harwell, Tee Pleak

Andrew called the meeting to order at 6:01

Approval of March 8, 2023, Board Meeting Minutes:
Mary made a motion to approve the March 8, 2023, minutes.
Scott seconds. All are in favor and the motion carries.

Finance Committee Quarterly Update:

Andrew explained that the finance committee is working to consolidate and cleanup line items. The timing of the quarterly budget leads to Cindy (the POA's accountant) having to guess on expenses and income. The color coding of the report will be updated. The committee is deciding when a line item needs to be discussed as a board. They agree that \$2500 (5% of the total budget) is a good threshold to discuss items.

In this report, items to discuss include:

Residential dues are down— Building projects were canceled, resulting in assessment to go back to vacant land.

Payroll taxes went up -There was an unemployment claim from the previous Association Manager.

Accounting audit and tax return went up - This year's tax audit came up sooner than expected.

Legal expenses are high – These are being broken out to specify South Butte objections. This will become its own class. Also, we are working to align our legal documents.

The snow removal bill is high due to broken machinery. This is under the winter recreation class.

Manager's Report:

Derek reports on the changing of seasons and activities, including plowing the soccer field.

Betsy Weibe is the owner of 909 Cascadilla, she wants to run her sewage line through Brackenbury Park's utility easement. She is in the process of talking to her neighbors and she wants to be on the May BOD agenda.

The current MetRec grant cycle is live. Derek will meet with Derrick after the break.

The Noxious Weed Board is back together, and they will meet this spring. Mary suggested the POA educate how to use the sprayers. This will be in the newsletters.

Skunks are back. The POA cannot manage them on private property, but we will give out the contact information for the trapper.

USPS contact has been made about building an annex.

There is a MEM (Western) student working with Sue Wallace on the Community Garden, educational garden, and a compost program. Marry suggested a garden event twice each summer also to demonstrate how to use weed sprayers.

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South Butte LLC update – the DRC review was tabled and asked the applicant to provide perspectives.

There was a discussion about building performance deposits being forfeited. This policy needs to be looked at. The deposit amount needs to go up to encourage builders to work with the rules.

Subcommittee Updates:

Chelsea from the Commercial Committee reports. The fire department was at the last meeting. There might need to be more hydrants. The road suggestion could work. The committee is ready to present it to business owners. Andrew reminded them to document these discussions. Also, Cathy Pagano from the County commented that per CAMP, we can make this road a one-way at our discretion.

Scott from the STR committee reports. County Commissioner, Laura Puckett-Daniels was at the last meeting. At the County level, STR regulations are not being discussed. They discussed the different types of STR's. They discussed the 2nd survey. There was a discussion about how Buckhorn regulates. Sue commented that covenant change by amendment, should be kept simple for it to be passed by the membership.

The Parks committee is making moves quickly. They are focusing on projects to start and finish this summer. This includes Sunset Hall, paint, blinds & floors. Also, moving and laying out the community garden, finishing the basketball court, and a topo survey of the park. Ilene found 6 or 7 potential funding resources. They will make a point of showing MetRec how they collaborate with the other towns/parks in the valley. There was a discussion on the direction the community garden is going. They are trying to remove amenities at the same time as they are being replaced.

Future Board Election Discussion:

Andrew commented that both he and Mary's commitment is up this August. He will most likely run again. He encouraged board members to talk to people who would be productive on this board. We will need to get notice of our board elections out soon. There was a discussion about the MetRec election on May 2.

Confirm May 10, 2023, Board Meeting Date

This will work for all board members.

May agenda items:

Sewer pipe through easement

Executive session to discuss Manager's annual review.

Andrew makes a motion to adjourn at 7:44 pm.

Mary seconds.

All are in favor and motion carries.