

# 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 May 10, 2023  
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Scott Clarkson, Hannah Lang, Sue Schappert, Chelsea Stangl, Rachael Gardner  
Staff present: Derek Harwell, Tee Pleak  
Community Present: Frank Stern, Billy Loring, Betsy Wiebe

Andrew called the meeting to order at 6:01  
Mary emailed Andrew her proxy vote.

#### Public Comments:

Frank Stern is here to comment on his campaign for the GCEA Board. He worked as an energy consultant and is interested in efficiency and affordability. The board thanked him for his comments.

Approval of April 12, 2023, Board Meeting Minutes:  
Scott made a motion to approve the 4/12/23 minutes.  
Chelsea seconded the motion.  
All are in favor and the motion carries.

#### Manager's Report:

Derek reports on the transition from winter to summer equipment: The office and Sunset Hall have been painted. We are waiting to pick a color of the accent wall in Sunset. Ryan is beginning to paint the bus stop. The field was plowed, Derek learned that the Town of CB does not allow machinery in their fields, we will follow their example in the future.

Derek reports on his meeting with the noxious weed board. He has ideas of better landscaping around the neighborhood.

He will continue to work on the MetRec grant, which is due May 26.

The DRC currently has 8 projects that want to be reviewed. Many of the lots are steep and property owners are asking for accommodations outside the DRG. Rachael wants to remind Theresa and the DRC that they need to be strict.

Derek and Theresa will meet with Christian from the Metro to discuss materials that are left in the road's right of way. All materials need to be stored on the buildable property. Metro can fine property owners. Sue mentioned that the Town rents road space to builders. Derek discussed the drainage, especially the waterfall on Brackenbury Park.

Beth, Andrew, and Derek met with Hillary from the County. They looked at CB South's status as a Special Use Area. They discussed our legal documents and how we need to get County Commissioner approval for everything. There was a discussion about how to make this easier for CB South. They will continue these discussions.

Sue asked about painting the signs around CB South.

Utility Easement through Brackenbury Park Update:

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Betsy Wiebe turned in a letter from Metro and she spoke with her neighbors. They are asking to go through the park, not on their neighbor's land. There was a discussion about running it along the electricity lines. Andrew wants written neighbor approval and written Metro support. The board will conduct an email vote on this matter.

## Subcommittee Updates:

Rachael reports for the Commercial Area Committee. They did not meet this month. The County and Metro are on board with proposed changes. The Fire Department wants some clarification. There will need to have the area surveyed and there were questions about who will pay for this research and survey. Rachael asked the board to recognize Ben White's extra time and effort on this subcommittee.

Scott reports for the STR Committee. He reports that the committee members are all committed. They discussed the significance of the 90-day restriction suggestion. Andrew suggested that rather than restricting the number of days, the house must be the owner's primary residence. The committee came up with 4 user groups with various situations. There was a discussion about another survey. There was a discussion about putting STR specific language in the covenants.

Andrew reports on the Parks Committee. They are leaning toward moving the Community Garden, expanding the parking area, finishing the basketball court, and conducting a topographic survey. There was talk about going after other funding in the future. Andrew reported on what we could ask from GOCO and DOLA.

## Future Board Election & Annual Meeting Update:

Mary is leaving, she was elected on the MetRec board. We will have to run the election in July. The Annual Meeting will be in August. Andrew asked the board to think of who would be good for the board, possibly with rec/park experience. We will get these nominations out as soon as possible. There was a discussion about when to have the Annual meeting. Tee will send out a Doodle Poll to the board to pick a date for the Annual Meeting.

## Confirm June 14, 2023, Board Meeting Date

Andrew will be out, but can zoom in. Rachael will be out.  
Rachael gave Chelsea her proxy vote for June 14, 2023.

## Identify June Board Meeting Agenda Items

Board nominees. Applications will be due July 21, 2023.

The vote will be open for 2 weeks in mid-August, before the Annual Meeting.

Andrew makes a motion to adjourn the May 10, 2023, Board Meeting, and move to Executive Session to discuss personnel matters.

Chelsea seconds the motion.

All are in favor and the motion carries. This meeting is adjourned at 7:58 pm.

The executive session adjourned at 9:36 pm.