

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 June 14, 2023
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Scott Clarkson, Hannah Lang, Sue Schappert, Chelsea Stangl, Mary Haskell
Staff present: Derek Harwell, Tee Pleak
Community Present: none

Andrew called the meeting to order at 6:07.
Public Comment – none

Rachael gave Chelsea her proxy vote.

Approval of May 10, 2023, Board Meeting Minutes:
Mary made a motion to approve the May 10, 2023, Minutes.
Sue second the motion.
All are in favor; the May 10 Board Meeting Minutes are approved.

Manager's Report:

There are more community complaints with the arrival of summer, including a building site causing disturbance to the neighboring lot. There was a discussion on how the community can file a complaint. The proposed format includes public complaint forms, where the public can see the complaint form. There was a discussion of how complaints can be filed.

Derek reports that there was a bear in a tree along the Teocalli rec path last week.

Derek reports on the tech updates that will come into effect next week, including a better phone system and updating the Zoom system. Andrew mentioned how our board room can be rented as a revenue source.

Derek reports that some River Rim members want to join our Association.

Derek reports that he is discussing building a mail annex in CB South with the Post Office.

There was a multi-modal trail meeting here. They will proceed with drone surveillance to look at path options. Andrew mentioned that CB South should show their support and file a petition.

There was a discussion about the path options.

Derek met with the Noxious Weed Board. The weeds are one month behind usual, and there will be an intervention next month.

We have a contract with the Davidson Trappers to try to catch skunks in the park.

Derek reported on his meeting with Clark Atkinson and his plans to develop his property in the business district. Clark has a plan and wants to present at next month's board meeting. Andrew asked for the plans to look at before the meeting, as well as the Commercial District Subcommittee.

Derek continues discussions with Ronnie at Metro about the water drainage issues. As the subsurface water dries out, these issues are being addressed.

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

Andrew asked about the DRC. He wants feedback on the project level this summer. Derek reports that the DRC meetings are limited to 3 projects. Derek reports that there are rogue projects that Theresa needs to approve after they are started.
The Ice Cream Breakfast was a huge success.

Approval of Special Event: Zuni Street Oktoberfest, September 29 & 30, 2023:
Conditions:

- Generator placed on park side of event, away from the street.
- Grass repair (hay) after event
- Additional porto-potties (6 total) including one ADA.
- Clear parking plan, including encouraging bus ridership.
- Volunteer parking attendants organized by Zuni Street.
- Sheriff or police presence at event, requested by Zuni Street.

Andrew makes a motion to approve the Zuni Street Oktoberfest with said conditions.
Mary seconds the motion.

All are in favor and the motion, with conditions, carries.

Subcommittee Updates:

Chelsea reports for the Commercial Area Subcommittee. There have been discussions with Ric Ems, of the Fire Department, and Clark Atkinson, owner of Pioneer Plaza. Gunnison Bank & Trust will be submitting plans for a bank with a drive-thru.

Sue reports for the STR Committee. The committee agrees that our covenants need to acknowledge that STR's are an issue. They are designing a second survey. They want to send out the survey at the same time as the Board vote. There was a discussion on the timing of the survey.

Andrew reports for the Parks Committee. MetRec will let us know soon if we will receive grant funds. We did not get the grant Sue submitted for the composter. There is discussion of how the Parks Committee should be set up for funding. If we ask for funds from GOCO, we would be competing with the multi-modal rec path.

Future Board Election & Annual Meeting Update:

Andrew submitted his self-nomination to run again. There are some potential others.
Wednesday August 9th works for everybody to have the Annual Meeting.

Confirm July 12, 2023, Board Meeting Date

Scott made a motion to adjourn the meeting.

Chelsea seconds the vote.

All are in favor and the meeting is adjourned.