

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 July 12, 2023
P.O.A. Board Meeting

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

Andrew called the meeting to order at 6:03.

Public Comment:

Clark Atkinson is presenting the Adagio parcel in the commercial area. Clark introduced himself and spoke of his sustainable development projects in other Colorado resort communities. He spoke of what would be a good fit for the CB South community. He discussed the intentional planning of Block 6. Clark presented his plan of commercial buildings along Glacier St. Open Commercial (taller on the ground floor to allow for commercial if wanted) in the middle and along Gillaspey and Elcho, and 2 story townhomes along Haverly. He is asking the board for approval of this plan. This plan is in compliance with the SAR and CAMP, he is not asking for variances.

Sue asked if he would build the townhouses. He answered that he doesn't know right now.

Scott asked if he was intending to create a park/communal green space. He answered that Red Mountain Park is so close, so, no.

There was a discussion about alleys. He does not intend to build alleys.

Chelsea asked about the roads and if there were plans for the roads to be public.

Approval of June 14, 2023, Board Meeting Minutes

Scott made a motion to approve the June 14, 2023, minutes.

Chelsea seconds and motion carries. The June 14, 2023, minutes are approved.

Manager's Report

Derek reported that we have a new camera and microphone to update our Zoom setup.

Derek reports that the basketball got a new asphalt surface.

Derek met with Ronnie, Martin Schmidt, Adam Murdie, and Matt Burnie. No entities claim ownership of the roads. The group is open to collaboration. There was a discussion about how the County taxes are allocated. There was a discussion about who takes care of the roads to improve the quality. There was a discussion about how to involve the BOCC. Andrew suggested he or Derek set up a meeting with Laura Puckett-Daniels or another County Commissioner. Derek will initiate this discussion.

Derek met Anthony from the USPS. They discussed if the USPS would pay for building an annex in CB South and on the mountain. The lease in town for the post office expires in 2026.

Derek will meet with Jason Evanko, the noxious weed director. They will assess the Noxious weed situation in CB South.

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

Adaptive will host a bridges style event in the commercial area. This can approved by an email vote of the board.

There is a group of members who will bring questions about the drainage problems to the board at the Annual Meeting.

Community complaints involve people living in RVs and traffic.

Rachael asked about the Farmers Market. There was a discussion about how vendors did not commit or communicate. Scott suggested a CSA pick-up in CB South as an alternative. Rachael offered her place as a pickup location.

Sue asked about our CCIOA reception number.

Subcommittee Updates

Rachael reported on the Commercial area. They have been working with Clark Atkinson. There was a discussion about parking and snow storage located in road easement. There was a discussion about what is approvable per our covenants and CAMP. There was a discussion about parking and a back alley. Andrew mentioned that if the board feels strongly about wanting an alley the board could ask to buy an easement.

Scott reports for the STR committee. They have a 4-question draft of the next survey. They are wanting to circulate this survey in September. It will be referenced in the Annual /meeting to give people a heads up. There was a discussion about regulations vs. restrictions. There was a discussion on having a hybrid model where some people can rent all the time and some live here and can rent some time.

Andrew reports for the Finance Committee. The DRC application fees are hard to track. The capital reserves are tracking. They will look at some accounts with different interest rates. Performance deposits continue to be a challenge. Derek suggested half the deposit be tied to the contractor's performance and half returned at the end of final completion. There was a discussion of the fee structure.

The parks committee reports that they did not receive the composting grant. We will find out if we received the MetRec grant in a week. Andrew discussed the terms of the subcommittee.

Board Election & August 9, 2023, Annual Meeting Update

Each subcommittee will give an update and the Managers report.

Andrew made a motion to adjourn the July 12, 2023, Board of Directors Meeting at 9:03 pm.

Rachel seconds the motion.

All are in favor and the meeting is adjourned.