
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE 970-349-1162, WEBSITE: WWW.CRESTEDBUTTESOUTH.NET

Wednesday September 13, 2023
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Rachael Gardner, Scott Clarkson, Hannah Lang, Sue Schappert, Chelsea Stangl, Lindsay Houston
Staff present: Derek Harwell, Tee Pleak
Community Present: Scott Brawner, Shamai Buckel, Benita Bellamy, Jessica Rutherford, Clark Atkinson, Sean Hartigan, Drew Brookhart, Beth Appleton

Andrew called the meeting to order at 6:03.

Public Comment – none

Approval of August 9, 2023, Annual Meeting Minutes:

Chelsea made a motion to approve the August 9, 2023, Annual Meeting Minutes.

Scott seconded the motion.

All are in favor and the motion carries.

Appoint Board of Director Positions

Chelsea made a motion for Andrew Sandstrom to remain the President and Secretary.

Scott seconds the motion.

All in favor and motion carries.

Rachael made a motion for Hannah to be Treasurer and Vice President.

Chelsea seconds the motion.

All in favor and motion carries.

Mary has been removed from all bank accounts except First Internet Bank and we are adding signers.

Scott made a motion to remove Mary Haskell and add Andrew Sandstrom, Hannah Lang and Derek Harwell as signers to all First Internet Bank accounts.

Chelsea seconds the motion.

All are in favor and the motion carries.

Continued Presentation for Approval of Subdivision, North Block 6:

Clark Atkinson presented his proposal for subdividing Adagio Properties in Block 6. Clark discusses working with Commercial Area Master Plan (CAMP) and he is not asking for variances. He brings letters of approval of Metro, the CBFPD, the County Public Works, and an engineering report. He discussed Adagios impact on the immediate neighbors. He discussed the history of Glacier Street.

Clark discusses what will be included with the subdivision. This will include water and sewer lines. They will submit a Development Improvement Agreement (DIA). Clark discussed the sidewalk/gravel path that will go all around the block. The plan has a shared driveway between every other lot.

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Board discussion:

Sue asked about the plan for an RTA stop. She asked about open/green spaces as suggested in the CAMP document. She asked about the size of the lots. There was a discussion about ensuring that the sidewalks are installed. There was a discussion about the sidewalks being in the road right of way.

Rachel asked who will maintain interior roads. Clark answered that there will be an HOA that will maintain the interior roads. There was a discussion about the County, Metro, and an HOA to maintain their half of Glacier St. and Atkinson Street.

Andrew asked about the parking plan and the sidewalks. There was a discussion about parking and what is required per CAMP. Andrew asked about the townhome lots and how they will be sold. Clark answered they will sell lots that are designed to have 4-unit townhomes on them.

Andrew asked about the POA getting first right of refusal to provide a community service type building.

Rachael has concerns about the shared driveway and is concerned that there won't be enough room for access.

Andrew asked about establishing the 60 feet of road right of way.

Lindsay asked if an HOA is required. The County will require it to manage the maintenance of the roads.

Sue asked about green spaces, community walkways, and creating a mountain feel vs. urban feel to the block.

Rachael discussed pedestrian easements, and bringing a neighborhood feel to the commercial district.

Lindsay commented that the minimum CAMP requirements were met.

Hannah and Andrew commented that pedestrian easements are beneficial for the community and while the Board cannot require them, it would be great if Clark would consider adding them.

Public Comment:

Benita comments on green space and interior roads. She asked about a sidewalk along Atkinson way. There is no sidewalk planned along Atkinson Way.

Beth Appleton commented on how the First right of refusal will be recorded. She comments on road maintenance and a HOA. Beth asked if the parking along Gillaspey would be in the road in the right of way. Clark answered, yes. She asked who would maintain the street parking, and Clark is asking this to be part of the DRC approvals. There was a question about how Glacier Street was deeded. Clark believed Glacier Way was deeded when the plat was recorded with the County.

Rich Saperstein commented on the parking places in Pioneer Plaza. He is concerned that Pioneer Plaza's parking will be strained by the lack of public parking in Adagio. Derek asked Rich about the sidewalks in Pioneer.

Jessica Rutherford asked for transparency in Adagio's plan for developing these lots. Clark replied that he doesn't know if he will be developing himself.

Andrew's summary of conditions:

- Determine if the sidewalks are on private property or in the right of way.
- Who would maintain the interior roads, Atkinson Way and Glacier Street.

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- Determine the ownership of Glacier St.
- Clarify how the townhomes will be sold and built. The lot units need to be identified.
- The first right of refusal for the POA to purchase property must be included and recorded in the proposal.
- Andrew requested that the board see the other conditional approvals from Metro, CBFPD and County.
- An pedestrian easement should be considered.

When the board gets clarification on the mentioned conditions, the board will vote via email.

Variance request, Block 8, Lot 1

Derek gave an overview of the history of the fence. This lot presents a hardship because it is surrounded by roadway on three sides. Beth explained that she is requesting two variances to improve her fence.

- Solid material all the way around
- 6' fence all the way around

Sue made a motion to grant a variance request to Beth Appleton, of 635 Cascadilla St, Unit B, to accommodate a new fence. This fence will be constructed of solid material. This fence will be 4 feet high at the intersection of Cascadilla and Haverly, and 6 feet along the Haverly roadway.

Scott seconds the motion.

All in favor and motion passes.

Manager's Report:

Derek reports that the basketball hoops have been delayed but they should be up and running by next week.

Bank Of the West merged with BMO and the transition has been slow. Cindy's access to the accounts has been removed and we are trying to get her access restored.

There was a dead tree removed from the park and there are a few more trees that will come down for safety reasons. Rachael asked if the tree in the park would be replaced. Derek answered that if we move the hockey rink they would be removed anyway. There was a discussion about the park master plan and trees.

The Mt CB sheriffs report that they caught the person who was vandalizing the bus stop. They gave warnings to people in the park for riding motorcycles in the field. Andrew asked about the timed locks on the bus stop doors.

Derek met with Metro and the County to discuss roads. There was a discussion about roads and sidewalks around the subdivision. Chelsea reports that county feels they oversee maintaining rural, county roads. Parking and gutter maintenance is not in the purview of the county. Martin Schmidt mentioned nowhere else in the county are they maintaining curb/gutter/sidewalks.

Martin said, "When the desires of the community outstrip the county capabilities then the community incorporates". There was a discussion about the roads and how they are funded.

Derek met with Anthony from the post office. The post office is expecting the POA to build an annex with boxes for 10 years' worth of anticipated growth.

There was a Multi-modal tail meeting with county commissioners and Cathy Pagano. The proposed trail will run along the road the entire way. Derek is hoping the CB South community will become vocal about a safer and more usable route.

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Derek and Andrew walked the Huckleby Parcel. There was a discussion about recreation options of that space.

Gary Huresky offered to do a walk through of the Wildflower development with the Board. Haverly LLC is offering Western and GVH the possibility to buy 3 units and they will throw in a 4th unit.

Derek is getting complaints about dirt bikes in the neighborhood. The Sherriff's department is posting officers around the neighborhood at busy times.

Subcommittee Updates

Sue reports on STR's. They have a second survey ready to send out.

Rachael reports for the Commercial Area. She discussed adding nose in parking across from her property.

Andrew reports on Parks. They are working on the Community Garden and then they are ready to submit for a reimbursement grant.

Scott made a motion to have Lindsay serve on the Parks committee.

Rachael seconds the motion.

All in favor and the motion carries.

Andrew asked if the subcommittees want to ask members if they want to continue to serve or if new members should be considered.

Approve October Board of Directors Meeting Date:

The next scheduled meeting is during the school break.

Due to the timing of posting the agenda in the CB News, the next board meeting will be October 18th.

Scott made a motion to adjourn the September 13, 2023, BOD meeting at 9:26 pm.

Chelsea seconds the motion.

All in favor and motion carries.