
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

POA Board of Directors Meeting Wednesday, October 18, 2023

Staff present: Derek Harwell, Theresa Henry, Beth Appleton, Tee Pleak
Board Members Present: Rachael Gardner, Chelsea Stangl, Lindsay Houston, Andrew Sandstrom,
Sue Schappert, Scott Clarkson, Hannah Lang
Community Members Present: Clark Atkinson

Andrew called the meeting to order at 5:01.
Sue made a motion to move into executive session.
Chelsea seconded the motion.
All are in favor and the meeting moved to executive session.

Rachael made a motion to move out of Executive Session at 6:17 pm.
Chelsea seconded the motion.
All are in favor and the meeting moved out of Executive Session and into the regular board meeting.

There are no public comments.

Continuation of Block 6 discussion:

Andrew wants to draft a Developer's Agreement, outlining the public access easements. The POA wants to ensure that easements occur by including them when platting. It will be explicit that the POA will not be responsible for the management and maintenance of the easements.

The board wants to see the shared driveways established and noted on the plat.

Rachael outlined where they want the pedestrian easement placed. It should go through lots 7&8, then T out to the end of Elcho where the existing easement is.

Andrew noted that the sidewalk along Haverly is in the right of way, where the POA does not have jurisdiction to approve this, and this sidewalk should be on private property.

The first right of refusal that the POA can purchase a lot will be written in the Developers Agreement.

There was a discussion about the sidewalk along the south side of Atkinson way. When commercial buildings are developed, a sidewalk will be required. This should be noted on the plat.

There was clarification that interior commercial lots need to be developed so they are prepared to be commercial with a taller ceiling, but they can be used as residential. Development along Glacier Street needs to be commercial.

There was a discussion about the drainage along the south of Atkinson Way. Clark plans for the driveways to go through the swales. The Board wants time to think about this sidewalk.

The Board will not accept dedications of easements and sidewalks. Without taking responsibility, the POA needs to see a plan for maintenance.

The Board wants to see a small pedestrian easement at the end of Atkinson Way toward Red Mountain Park and bus stop.

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Clark wants to discuss the Development Improvement Agreement. When the POA approves a plan, it is then taken to the County Planner and to the County Commissioners.

Andrew noted that the board will draft a Developers Agreement, to be signed by Adagio Properties prior to issuance of the approval letter, separate from the DIA. Clark agrees to this and asked that this contract be drafted in bullets.

Clark discussed the development of pedestrian walkways and driveways. There was a discussion about easements being public or private. Per Clark, the driveways are joined easement for the beneficial use of both properties. The driveways would be private but have shared use between the two lot owners.

Clark is saying Glacier Street and Atkinson Way will be dedicated, and the board is wondering dedicated to whom. Clark agrees to include a pedestrian easement at the end of Atkinson Way. Language will need to be defined on the Rights of First Refusal. A time frame will be established. There was a discussion about the sidewalk along Haverly. Andrew discussed that it not in the POA's purview to give access to the road right of way. Clark says it is a hardship to put sidewalks on his side of Haverly. There was discussion about where the sidewalk would go along Haverly, in front of the townhomes. Clark states that he is not willing to include sidewalks on the private property of the townhomes. There was a discussion about parking.

It will be in the Developer's Agreement and the DIA that maintenance will not be provided by the POA.

Andrew made a motion to create a Developer's Agreement, as well as easement agreements, regarding the platting on Block 6, to be signed by both Adagio Properties and the CB South Property Owners Association, prior to the Board sending an approval letter to the County.

Scott seconded the motion.

Sue is opposed to the motion; all others are in favor and the motion carries.

Derek discussed the preliminary 2024 budget. The dues are budgeted to increase 9.9%. Andrew asked if vacant land dues increase would go to a vote to increase more than 10%, the board said no. There was a discussion about commercial dues. There was a discussion about the percentage of build out and ADU's. Andrew proposed that the board vote on an increase of 9.9% to be put in the budget.

Chelsea made a motion to raise residential, vacant land and commercial dues by 9.9%

Rachael seconds the motion.

All are in favor and the motion carries.

There was a discussion about building application fees. Derek discussed how the application fee is a set price, and there is not an additional hourly fee for applicants who require more time. Andrew asked when we would communicate this to the public. Andrew suggested this idea be presented at the same time as the application fee increase. Andrew suggested a newsletter specific to cost increases. Derek discussed the incentives for builders to be organized when they come to the DRC.

Andrew made a motion to approve the DRC application fees as presented.

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Rachael seconds the motion.
All are in favor and the motion carries.

Chelsea is leaving the meeting, and she gives her proxy vote to Rachael.
Lindsay is leaving the meeting, and she gives her proxy vote to Scott.

Derek discussed capital improvements. We are planning to sell our Toolcat and rent a Skid-Steer in the winter months.
We do not have control over insurance and legal fees. We are projecting 10% increase for insurance, and budgeting for \$2000 per month for legal fees.
Andrew asked if capital improvements need to be budgeted for more to cover parks and matching grants. He suggested a 9.9% increase.
Staff compensation increase is broken out to merit-based increases, bonuses with a set cap, and cost of living increase.
There was a discussion on grant income, with the hope to receive more.

Managers' Report:

Derek reports that basketball hoops are not finished, these will be finished in the spring.
There is new parking along Tully's. There are plans to slowly put more nose-in parking in other areas.
There is a path along Elcho this will be painted next spring.
The potholes by the bus stop will not be repaired this fall. There is a plan to repair them next spring.
The residents on Bryant St continue to discuss the traffic on the hill.

Subcommittee Updates.

The Commercial Area subcommittee will submit their proposal to the board. There was a discussion about dissolving the committee.
The Parks and STR subcommittees did not have an update to present.

The November board meeting will be on the 15th.

There was a discussion about paying the county to submit CAMP changes or wait and submit when we have more robust changes to documents.

Andrew made a motion to ask legal counsel to do a rewrite of CAMP with the intention of preserving the content and make it more user friendly, in addition we will rescind our current application to the County and submit all changes when the rewrite is ready.

Rachael seconds the motion.
All are in favor and the motion carries.

Andrew made a motion to adjourn the meeting.
Rachael seconds the motion.

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All are in favor and the motion carries, the October 18, 2023, BOD meeting is adjourned at 8:47 pm.