

# 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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Tuesday October 3, 2023  
P.O.A. Commercial Subcommittee Meeting

Members present: Chelsea Stangl, Rachael Gardner, Erik Roemer, Benita Bellamy  
Staff present: Derek Harwell  
Community members present: Rich Saperstein

Chelsea called the meeting to order at 8:05

Discussion of Memo to Adagio

- Adagio rejected all request from CBS POA Board upon first review.
- CBS POA Board disagrees internally as to what to request of Adagio for subdivision.
- Board taking a pause to do more research and discussion.
- Executive session with attorney, Beth Appleton, scheduled to review was CBS POA Board can require versus request.
- RG asked to review the residential lot requirements on Haverly.
- ER wants to see something offered to the community in terms of public parking; references restricted parking on block with previous Brick Oven which is a block with no rear access.
- CS counters that a 26' permanent driveway access allows for garbage and delivery trucks to gain rear access.
- RG reminds 2 businesses, one under construction and one in planning, are only possible because there are rear access alleys to these lots.

Meeting with County and Metro:

- Legally, no one owns the roads in CBS. They are public easements.
- County is not interested in taking ownership or responsibility at this time.

Discussion of obstacles in implementation of one-way/public parking plan with no CBS road ownership.

Ronnie at Metro will work with CBS POA on flat area across from 310 Elcho and Tully's to flatten and add road base to allow nose-in parking from stretch between Glacier Road and existing drainage ditch on Elcho.

Benita encouraged collaboration with Metro Board on implementation issues.

Metro meets last Wednesday of each month at 6 PM. Only 3 CBS POA Board Members permitted, or it is a meeting.

Take plan to CBS POA and ask if they are responsible for implementation.

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Rachael adjourning meeting at 9:22 AM, Benita second.